

CITY PLANNING COMMISSION MINUTES

January 6, 2005

The regular meeting of the City Planning Commission convened Thursday, January 6, 2005 at 1:34 pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Charles Greenberg, Leslie Gentile, Nick Sramek, Morton Stuhlbarg

ABSENT: COMMISSIONERS: Matthew Jenkins, Mitchell Rouse, Charles Winn

CHAIRMAN: Morton Stuhlbarg

STAFF MEMBERS PRESENT: Greg Carpenter, Planning Bureau Manager
Angela Reynolds, Advance Planning Officer
Carolyn Bihn, Zoning Officer
Lemuel Hawkins, Planner
Jamilla Vollmann, Planner
Pat Garrow, Advance Planning
Heidi Eidson, Minutes Clerk

OTHERS PRESENT: Mike Mais, City Attorney

PLEDGE OF ALLEGIANCE

Commissioner Greenberg led the pledge of allegiance.

MINUTES

The minutes of November 4, 2004 were approved on a motion by Commissioner Greenberg, seconded by Commissioner Sramek and passed 4-0. Commissioners Jenkins, Rouse and Winn were absent.

The minutes of November 18, 2004 were approved on a motion by Commissioner Sramek, seconded by Commissioner Gentile and passed 4-0. Commissioners Jenkins, Rouse and Winn were absent.

The minutes of December 2, 2004 were approved on a motion by Commissioner Sramek, seconded by Commissioner Gentile and passed 3-0-1, with an abstention from Commissioner Greenberg. Commissioners Jenkins, Rouse and Winn were absent.

SWEARING OF WITNESSES

CONSENT CALENDAR

Commissioner Sramek made a motion to approve Items 1A, 1B and 1C as presented by staff. Commissioner Greenberg seconded the motion which passed 4-0. Commissioners Jenkins, Rouse and Winn were absent.

1A. Case 0410-06, Vesting Tentative Map, Standards Variance, CE 04-207

Applicant: Terry/Sharp Homes, authorized agent for property owner
Subject Site: 1449 E. 3rd Street (Council District 2)
Description: Request for approval of a Vesting Tentative Map No. 62097 to convert an existing thirteen-unit apartment building into condominiums, and a Standards Variance for an addition within the front yard setback.

Approved Vesting Tentative Map No. 62097 and Standards Variance.

1B. Case No. 0410-04, Conditional Use Permit, CE 04-205

Applicant: Cash America Payday Advance
co George Medak
Subject Site: 2211 E. 7th Street (Council District 2)
Description: Request for a Conditional Use Permit to legalize a check-cashing business.

Approved Conditional Use Permit.

1C. Case No. 0407-26, Conditional Use Permit, CE 04-157

Applicant: Cingular Wireless
AFL, authorized representative
Subject Site: 1950 Lemon Avenue (Council District 6)
Description: A Conditional Use Permit to construct and maintain a wireless telecommunication facility, consisting of a seventy foot (70') high monopine antenna structure with accessory equipment.

Continued to the hearing of March 3, 2005.

REGULAR AGENDA

2. Case No. 0409-02, Conditional Use Permit, CE 04-186

Applicant: Nextel Communications, Inc.
Norman MacLeod, Representative
Subject Site: 1012 W. Carson (Council District 8)
Description: A Conditional Use Permit to construct and maintain a wireless telecommunication facility, consisting of a sixty-two foot (62') high monopine antenna structure with accessory equipment.

Lemuel Hawkins presented the staff report recommending denial of the project. Mr. Hawkins explained that the site is currently occupied by 3 other carriers who have monopoles within 300' of each other. Correspondence was received from the 3 other carriers stating a willingness to co-locate with Nextel with a minimum antenna separation of 10 feet. Mr. Hawkins further stated that staff felt that the applicant had the ability to co-locate on one of the existing or replacement monopoles at 50' or 70' with ample service.

Norman MacLeod, representative for the applicant, 310 Commerce, Irvine, stated that if Nextel would co-locate it would be at a sacrifice to the propagation of their signal. He further illustrated his point with Radio Frequency Maps showing the propagation of the Nextel signal at different heights.

In response to a query from Commissioner Gentile with regards to the merger of A T and T and Cingular and the possibility of them giving up one of their sites, Mr. MacLeod stated that it was a possibility that could be explored.

Commissioner Greenberg stated that co-location is not an option if everyone wants to locate their antennas at the same height and that the industry needs to find a cooperative solution to this type of problem.

Commissioner Greenberg then made a motion to deny the request. Commissioner Stuhlbarg seconded the motion which passed 4-0. Commissioners Jenkins, Rouse and Winn were absent.

3. North Long Beach Design Guidelines

Applicant: Fady Mattar, Acting Director of Planning and Building, City of Long Beach
Subject Site: North Long Beach Redevelopment Project Area (Council Districts 5, 7, 8 and 9)
Description: North Long Beach Design Guidelines

Jamilla Vollmann presented the staff report recommending adoption of the North Long Beach Design Guidelines.

Commissioner Sramek stated that he thought that it was an excellent document.

Commissioner Sramek then made a motion to adopt the North Long Beach Design Guidelines. Commissioner Greenberg seconded the motion which passed 4-0. Commissioners Jenkins, Rouse and Winn were absent.

4. OSRE Annual Report

Subject Site: Citywide
Description: Annual report on General Plan Open Space and Recreation Element.

Pat Garrow presented the Annual Report on the progress the City has made in implementing the action programs outlined in the 2002 Open Space and Recreation Element of the General Plan.

Ms. Garrow discussed the major accomplishments achieved in 2004 in implementing more wildlife habitats, more public recreation open space and improved environmental quality of life for the residents of Long Beach. This includes projects at El Dorado Park, the Colorado Lagoon, the Los Cerritos Wetlands, a Beach Master Plan, the cleaning of contaminated sites to create open spaces, and the development of community gardens. Ms. Garrow also stated that 7 new parks were completed and 3 parks were expanded in 2004.

In response to a query from Commissioner Greenberg with regards to Section 4.4 and 4.5 of the document, Mr. Mais stated that parks are designated in perpetuity by ordinance and ordinances can be amended. He further stated that there is no permanent deed restriction placed on the property that would prevent a change.

In response to a query from Commissioner Greenberg, Ms. Reynolds stated that the Parks, Recreation and Marine Department created a Strategic Plan as an appendix to the Open Space and Recreation Element which separates the need for active park uses from passive park uses.

In response to a query from Commissioner Gentile with regards to the River Link Master Plan, Ms. Reynolds stated that at this time it has not been officially adopted by any City Ordinance.

Commissioner Greenberg made a motion to approve the report and instruct staff to forward it to the City Council for review. Commissioner Sramek seconded the motion which passed 4-0. Commissioners Jenkins, Rouse and Winn were absent.

MATTERS FROM THE AUDIENCE

There were no matters from the audience.

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

With regards to City Council actions, Mr. Carpenter reported that the self-storage project at Cherry and Carson was continued by City Council and staff was directed to report back with information regarding the number and location of non-conforming self-storage facilities and the feasibility for future expansion.

Staff had been directed to meet with the Planning Commission to discuss an Ordinance regarding the amendment of City Code relative to when landlords need to provide relocation benefits to people that are evicted as a result of Code Enforcement actions.

Zone Changes had been recommended for the Belmont Shore area, where there are a number of unusable garages, which would allow owners to tear down a garage and create usable non-garage parking.

City Council also adopted a moratorium on bedroom splitting.

Mr. Carpenter reported that Mercedes McLemore was hired as the new community planner for the Belmont Shore area.

Mr. Carpenter stated that the 2005 Planning Bureau work program was almost complete and would be presented to the Planning Commission in the near future.

Mr. Mais advised the Commissioners that when attending a community meeting in an individual capacity it is very important not to express a position on a matter prior to the Planning Commission hearing. Mr. Mais cited a recent lawsuit involving the City of Los Angeles and one of that city's Planning Commissioners.

Ms. Reynolds commented that a press conference had been held to discuss the City's General Plan Update and that the local press coverage had been positive.

MATTERS FROM THE PLANNING COMMISSION

There were no matters from the Planning Commission.

ADJOURN

The meeting adjourned at 2:52.

Respectfully submitted,

Heidi Eidson
Minutes Clerk